

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

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**P.A.S.:** Street and Alley Vacation #02002  
North 51<sup>st</sup> and one block south of "Y" Street

**DATE:** February 21, 2002

**PROPOSAL:** To vacate the alley adjacent to the petitioners lot to increase the size of the yard.

**LAND AREA:** 1,800 square feet, more or less (12' x 150').

**CONCLUSION:** In conformance with the Comprehensive Plan. This vacation will allow the productive use of an alley and is supported by the Public Works & Utilities Department.

<b><u>RECOMMENDATION:</u></b>	Conforms to the Comprehensive Plan
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The east-west alley adjacent to Lot 63, Capital Heights Addition to University Place.

**LOCATION:** Generally located east of North 51<sup>st</sup> Street one block south of "Y" Street.

**APPLICANT:** Leonard and Julie Hector  
1000 N. 51<sup>st</sup> Street  
Lincoln, NE 68504  
(402)467-4430

**OWNER:** Same

**CONTACT:** Same

### **SURROUNDING LAND USE AND ZONING:**

North:	Residential	R-2, Residential
South:	Bike Trail	R-2
East:	Residential	R-2
West:	Riley Elementary School, Residential	P, Public, R-2

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan shows this area as Urban Residential (page 39).

**HISTORY:** The area was zoned A-2, Single Family Dwelling District until it was updated to R-2, Residential during the 1979 zoning update.

In 1907, Capital Heights Addition to University Place was platted.

**UTILITIES:** There are no existing utilities in the area of the proposed vacation.

**TRAFFIC ANALYSIS:** N 51<sup>st</sup> Street and “Y” Street are both classified as local streets in the Comprehensive Plan.

**ANALYSIS:**

1. This is an application for a vacation of the public right-of-way adjacent to Lot 63, Capital Heights Addition to University Place.
2. There is a bike trail located to the south adjacent to the alley.
3. Currently the alley is grass, overgrown with brush and is not being used as right-of-way.
4. There is a north-south alley in the rear of the lots that provides rear access to the houses on the block. Currently the north-south alley is a dead-end. An alley exists to the east of the alley requested for vacation, however is not being used as an alley, but instead is blocked with trash cans and yard waste. The Public Works & Utilities Department indicated they wanted to keep the east extension of an alley for access purposes so the north-south alley would not be a dead-end.
5. The area proposed for vacation has a steep grade difference on the south side adjacent to the trail. Currently, the difference in grade prevents the safe use of the alley.
6. There are no utilities in the area of the alley and no easements will need to be retained.
7. The Parks and Recreation Department indicated that the vacation has no impact on the existing trail and they have no objection.
8. The Public Works & Utilities Department recommends approval of this request.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

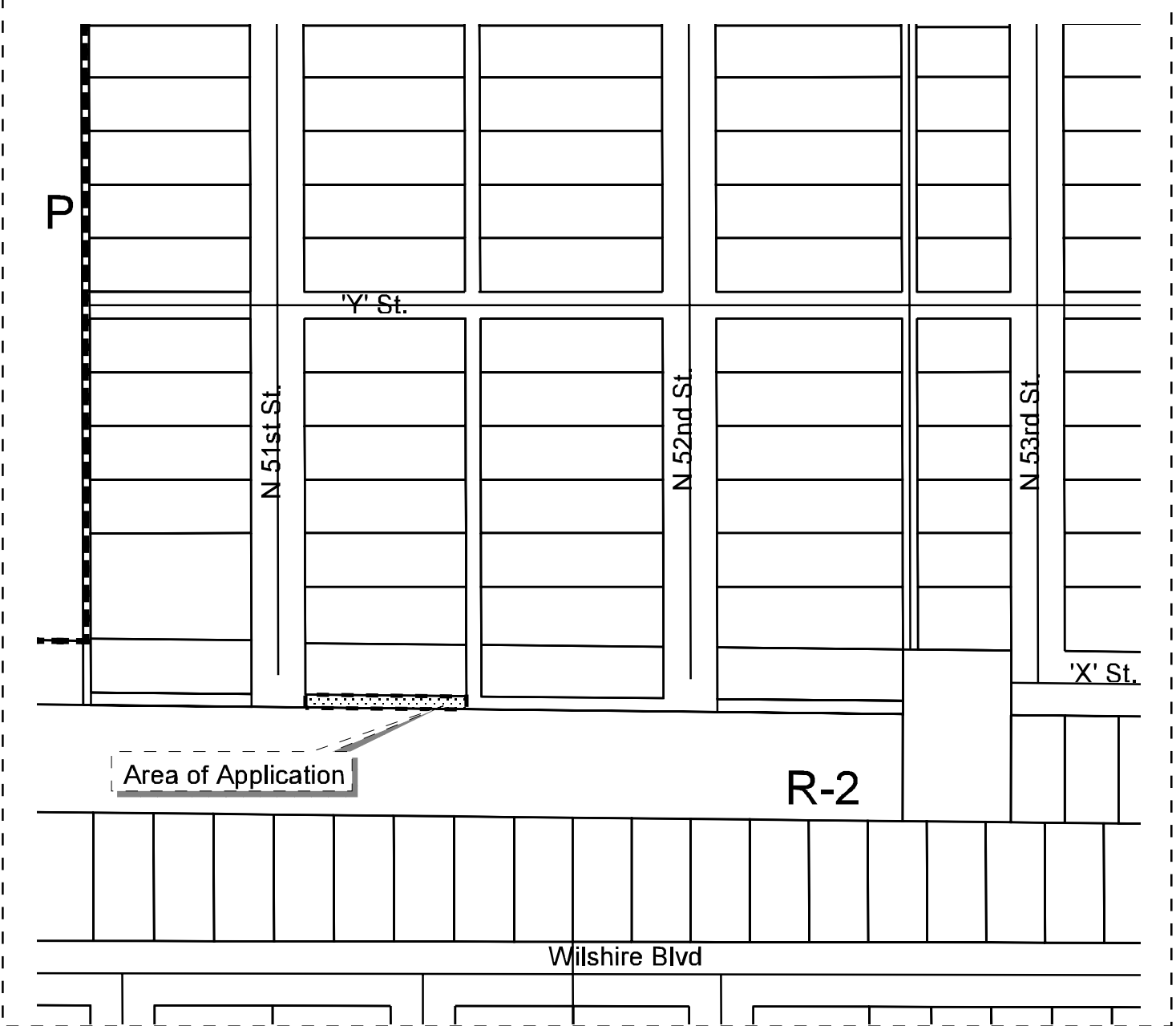
Prepared by:

Becky Horner  
Planner



**Street & Alley Vacation #02002**  
**N. 51st & 'X' St**

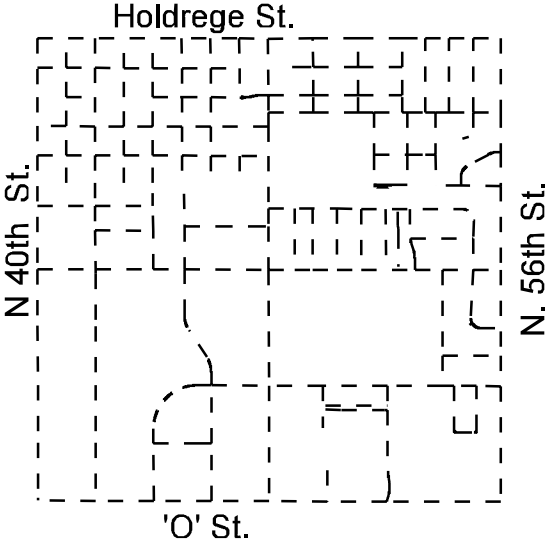
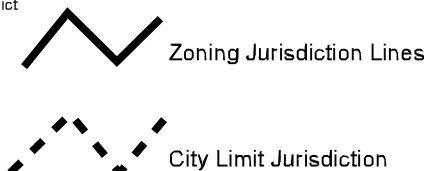




# **Street & Alley Vacation #02002** **N. 51st & 'X' St**

- Zoning:**
- R-1 to R-8 Residential District
  - AG Agricultural District
  - AGR Agricultural Residential District
  - R-C Residential Conservation District
  - O-1 Office District
  - O-2 Suburban Office District
  - O-3 Office Park District
  - R-T Residential Transition District
  - B-1 Local Business District
  - B-2 Planned Neighborhood Business District
  - B-3 Commercial District
  - B-4 Lincoln Center Business District
  - B-5 Planned Regional Business District
  - H-1 Interstate Commercial District
  - H-2 Highway Business District
  - H-3 Highway Commercial District
  - H-4 General Commercial District
  - I-1 Industrial District
  - I-2 Industrial Park District
  - I-3 Employment Center District
  - P Public Use District

One Square Mile  
 Sec. 20 T10N R7E



# Lincoln



# Nebraska's Capital City

February 11, 2002

Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508

RE: Vacating the East-West Alley Adjacent to Lot 63  
Capital Heights Addition to University Place

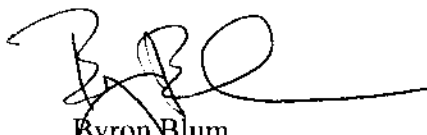
Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Leonard and Julie Hector, owners of Lot 63, Capital Heights Addition to University Place, to vacate the above described public right-of-way. Petitioner requests this vacation to increase the size of the existing yard.

There are no existing utilities in the area for proposed vacation. There will be no need to retain easements in this area.

The Department of Public Works and Utilities recommends approval of this request. This vacation contains an area of 1,800 square feet, more or less.

Sincerely,

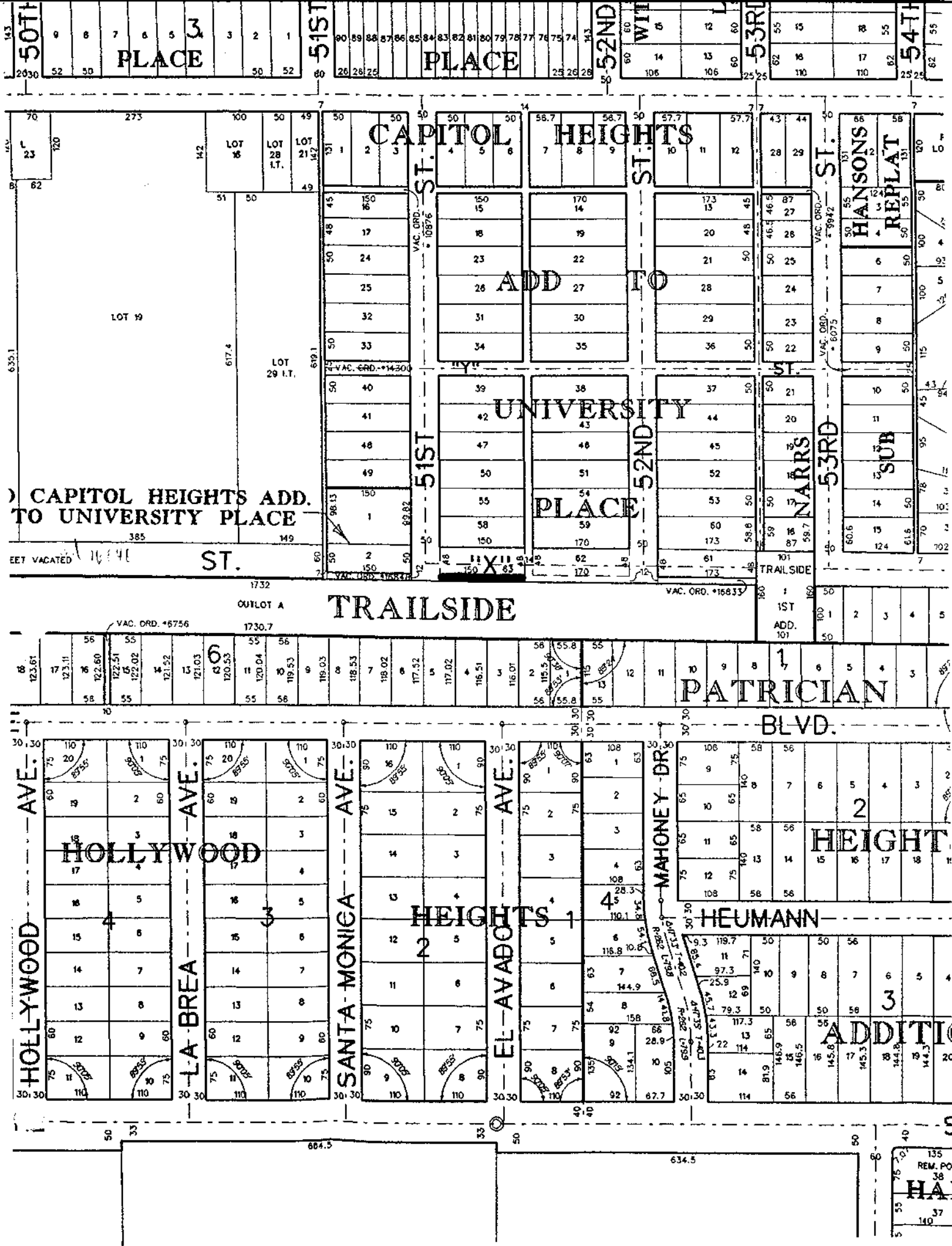


Byron Blum  
Engineering Services

cc: Mayor Wesely  
Allan Abbott  
Marc Wullschleger  
Roger Figard  
Nicole Fleck-Tooze  
Joan Ross  
Clint Thomas  
Dana Roper

51st & X Vac tdm.wpd

FEB 12 2002



REVIEW OF PROPOSED RIGHT-OF-WAY VACATION  
CITY OF LINCOLN, NEBRASKA

TO: Parks & Recreation RE: Alley right-of-way vacation

ATTENTION OF: Lynn Johnson

The City has received a request to vacate the following:

Vacating the east-west alley adjacent to Lot 63 Capital Heights Addition to University Place

Kindly state your opinion or identify the reservations and easements which your organization will require provided this right-of-way is vacated. Complete ONLY in areas of your responsibility.

Type of Facility	Facility Presently In Place	Facility to be Built - When?
Sanitary Sewer		
Water Mains		
Storm Sewer		
Electrical Power, Overhead		
Electrical Power, Underground		
Street Lighting		
Steam Lines		
Telephone Lines, Overhead		
Telephone Lines, Underground		
Gas Mains		
Traffic Signal Interconnect		
Reconstruction of Surface Features, Cost:		
Street Trees		

General Comments: *vacation should have no impact on the trail which is adjacent to this property.*

12-18-01  
Date

Tony Gault  
Signature

441-7939  
Phone Number

Return inquiry to:

Barnie Blum, Public Works, Engineering Services  
531 Westgate Blvd., Suite 100  
Lincoln, NE 68528